

2026 ANNUAL MEETING MINUTES

Peaks at Redlands Mesa HOA

May 21, 2026; Bray Education Center, 640 Belford Ave

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:30PM.

In Attendance

Fudge Family Trust
Miriam Burns
Cyndie Hughes
Kiki and Jerry Yanez
George Bourassa
Daniel Glatter and Cynthia Zaitz
Kevin Young
David Born

Proxies

2 proxies
received.

Management

Mark Shoberg HOA
Manager

With _2_ proxies received and owners from _8_ units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as being with HOAServices.

Approval of 2025 Minutes

First motion: Tom Fudge

Second motion: Cindy Hughes

None opposed.

2025 minutes were approved

Old or New Business

Pet Waste Service

- The Board reviewed the current pet waste removal service for common areas.
- After discussion, the Board agreed to discontinue the service and reallocate the associated funds to reserves.
- Action: Management to cancel service and adjust budget allocations accordingly.

Landscaping

- The Board recognized the landscaping contractor for responsive service and ongoing maintenance of the community.

Owner Forum Item

- An owner presented concerns regarding conditions affecting their unit and provided supporting documentation for Board review.
- The Board acknowledged receipt of the information.
- Action: Management will retain the submitted information within Association records. No Board action was requested or taken at this time.

Retaining Wall

- The Board reviewed the condition of the retaining wall and surrounding drainage improvements.
- Existing drainage systems were reported to be functioning as intended.
- Action: Continue routine monitoring and perform minor maintenance as needed.

Irrigation and Landscaping

- The Board discussed seasonal irrigation management and water conservation measures.
- Action: Management will coordinate irrigation schedule adjustments and conduct a system review to support long-term landscape health.

Maintenance and Warranty Items

- Owners raised routine maintenance and warranty-related items.
- Action: Management will coordinate follow-up with applicable vendors as needed.

Budget

The Board reviewed the proposed 2026 operating budget, reserve funding levels, and long-term financial planning considerations.

Discussion included:

- Current reserve balances and future reserve needs.
- Ongoing evaluation of reserve contributions as the community approaches full buildout and occupancy.
- Reallocation of savings from discontinued services to reserves.
- Snow removal budgeting and operating account requirements.
- Exploration of higher-yield reserve account options.
- Future updates to the reserve study as the community continues to mature.

Motion to approve the budget with dues increased to \$289 per month effective July 1, 2026.

First: Cynthia Zaitz

Second: Daniel Glatter

Proxies: 1 vote No

Motion carried. Budget approved.

Elections

No director terms expired in 2026; therefore, no election was required.

Adjournment

With no further business to discuss, a motion was made to adjourn the meeting at 4:24 PM.

None opposed.

The meeting adjourned at 4:24 PM.

Signature

Date